

027.A

0002

0094.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

901,600 / 901,600

USE VALUE:

901,600 / 901,600

ASSESSED:

901,600 / 901,600


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
92-94		OXFORD ST, ARLINGTON

OWNERSHIP

Unit #: 94

Owner 1: HEIDBREDER SUSAN M/TRUSTEE

Owner 2: SUSAN M HEIDBREDER 2010 TRUST

Owner 3:

Street 1: 94 OXFORD ST UNIT 94

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: MELANDER MICHAEL T & KELLIE A -

Owner 2: -

Street 1: 94 OXFORD ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1916, having primarily Wood Shingle Exterior and 1931 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	8239																

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	898,500	3,100		901,600		313252
							GIS Ref
							GIS Ref
							Insp Date
							05/17/18

1 of 1 CARD

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EXTERIOR INFORMATION

Type:	99 - Condo Conv	
Sty Ht:	2A - 2 Sty +Attic	
(Liv) Units:	1	Total: 1
Foundation:	3 - BrickorStone	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	BROWN	
View / Desir:		

BATH FEATURES

Full Bath:	2	Rating: Very Good	GLA=1913 SFT.
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

SKETCH**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units	1
Level	FY LR DR D K FR RR BR FB HB L O		
Other			
Upper			
Lvl 2			
Lvl 1			
Lower			
Totals	RMS: 7	BRs: 4	Baths: 2 HB

UnSketched SubAreas:
GLA: 1931,

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1916
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	G13
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	A - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet 25 %
Bsmt Flr:	12 - Concrete
Subfloor:	
Bsmt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

DEPRECIATION**PHYSICAL CONDITION****FUNCTIONAL****ECONOMIC****SPECIAL****override****Total:****4.6 %****Functional:****%****Economic:****%****Electric:****%****Heating:****%****General:****Override:****%****REMODELING****RES BREAKDOWN****Exterior:****Interior:****Additions:****Kitchen:****Baths:****Plumbing:****Electric:****Heating:****Totals****No Unit****RMS****BRS****FL****1****7****4****CALC SUMMARY****Basic \$ / SQ:****Size Adj.:****Const Adj.:****Adj \$ / SQ:****Other Features:****Grade Factor:****NBHD Inf:****NBHD Mod:****LUC Factor:****Adj Total:****Depreciation:****Depreciated Total:****COMPARABLE SALES****Rate****Parcel ID****Typ****Date****Sale Price****WtAv\$/SQ:****AvRate:****Ind.Val****Juris. Factor:****1.00****Before Depr:****434.13****Special Features:****0****Val/Su Net:****465.30****Final Total:****898500****Val/Su SzAd****465.30****SKETCH****SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub %	Area Usbl	Descrip	% Type	Qu	# Ten
GLA	Gross Liv Ar	1,931	377.500	728,960						
Size Ad	1931	Gross Area	1931	FinArea	1931					

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: [] Model: [] Serial #: [] Year: [] Color: []

SPEC FEATURES/YARD ITEMS

PARCEL ID: 027.A-0002-0094.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
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3	Garage	D	Y	1	18X10	A	AV	1916	28.89	T	40	102			3,100			3,100
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More: N Total Yard Items: 3,100 Total Special Features: [] Total: [] 3,100